



City of San Antonio

Legislation Details (With Text)

File #: 18-4088
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/3/2018
Title: ZONING CASE # Z2018237 (Council District 10): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 19.118 acres out of NCB 13753, generally located southeast of Wetmore Road and Wurzbach Parkway. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2018237

SUMMARY:
Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 3, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Capitol Aggregates, Inc. (c/o Greg Hale)

Applicant: Future Fields, Inc. (c/o Tara Snowden)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: Generally located southeast of Wetmore Road and Wurzbach Parkway.

Legal Description: 19.118 acres out of NCB 13753

Total Acreage: 19.118

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was rezoned from Temporary “A” Residence District to “I-2” Heavy Industry District by Ordinance 34368, dated May 19, 1966. The property converted from “I-2” to the current “I-2” Heavy Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: A portion of the property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-2” and “UZROW”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-3”, “I-2” and “R-6”

Current Land Uses: Vacant, Commercial Printer, Electronics Manufacturing, Powder Coating, and Single-Family Residences

Direction: West

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Vacant

Overlay and Special District Information:

“AHOD”

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 9

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information:

The minimum number of parking spaces for a athletic field are 1 space per 6 seats or 1 per 30 sf GFA if no permanent seats

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-2”. “I-2” allows for uses such as acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Greater Airport Area Regional Center

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” base zoning is compatible with the future land use designation and is consistent with the surrounding properties.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-3” will have less adverse impact on the surrounding residential areas compared to the current “I-2” designation.

3. Suitability as Presently Zoned:

The current “I-2” Heavy Industrial District is not an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. A change to “C-3” will improve the health, safety and welfare of the nearby community.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the SA International Airport Vicinity Land Use Plan.

SA International Airport Vicinity Land Use Plan Relevant Goals and Objectives:

- Goal I: Protect the quality of life of residents including health, safety and welfare.

- Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards.
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
- Objective 3.2 Continue development of Wurzbach Parkway as a major east-west connector.

The subject property is located southeast of the intersection of Wetmore Road and the Wurzbach Parkway. An unnamed tributary to Salado Creek runs just east of the property and portions of the property are located within a 100-Year Flood Plain.

The subject property is located within the San Antonio International Airport Vicinity Plan Area. The future land use classification on the subject property is Business Park. Properties immediately south and east of the subject property are classified as Business Park and Community Commercial. Properties immediately north of the subject property (across Wurzbach Parkway) are classified as Light Industrial and Parks/Open Space.

The requested “C-3” zoning allows for a less intense variety of uses than the subject property’s current I-2 zoning. “C-3” zoning is consistent with the subject property’s future land use classification of Business Park. The zoning change is also consistent with the San Antonio Airport Vicinity Plan’s theme of expanding business park and commercial opportunities along the Broadway/Wetmore corridors north of NE Loop 410. The development of outdoor athletic fields may also support the Vicinity Plan’s theme of preserving environmental resources, parkland, and floodplains. Several other athletic and recreational venues are located within the vicinity of the subject property; these include North East Athletic Park, McAllister Park, Lady Bird Johnson Park, and the Salado Creek Greenway.

All development must comply with AHOD requirements and Texas Airport Compatibility Guidelines as applicable.

6. Size of Tract:

The subject property is 19.118 acres, which would adequately support an athletic field.

7. Other Factors:

None.